Karen Johnson Davidson County
Batch# 1033881 DEEDQC
08/02/2023 03:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230802-0059790

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	*This transfer is exempt from recordation tax pursuant to Tennessee Code Annotated section 67-4-409(a)(1)(C)(i)(a).*

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Micajah Clark Spoden, Senior, and his wife, Norah A. Buikstra 1617 Ash Valley Drive Nashville, TN 37215	SAME	13113004600

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **MICAJAH C. SPODEN**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims, and gives unto **MICAJAH CLARK SPODEN, SENIOR**, and his wife, **NORAH A. BUIKSTRA**, effective as of the 2nd day of August, 2023 (the "Effective Date"), all of his right, title, and interest in and to certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference. This quitclaim is subject to such limitations, restrictions, and encumbrances as may affect the premises.

This quitclaim is being made and given for the express purpose of creating a tenancy by the entirety.

This is improved property known as 1617 Ash Valley Drive, Nashville, Tennessee 37215.

WITNESS my hand effective as of the Effective Date.

Micajah C. Spoden (being one and the same person as Micajah Clark Spoden, Senior)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICAJAH C. SPODEN (BEING ONE AND THE SAME PERSON AS MICAJAH CLARK SPODEN, SENIOR)**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of August, 2023.

Notary Public

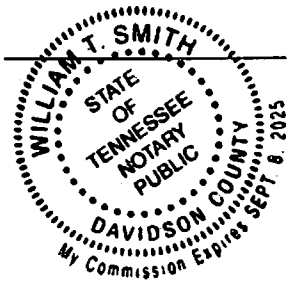
My Commission Expires: 

EXHIBIT A

PROPERTY DESCRIPTION

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 2 on the revised plan of Subdivision of Lot 7 and a portion of Lot 6, Westwood Subdivision, of record in Book 5190, Page 403, re-recorded in Book 5190, Page 435, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Micajah C. Spoden by deed from Frank Shuler and wife, Luci Shuler, of record as Instrument Number 20070705-0079733, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, William T. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 2, 2023.

Affiant Signature

Date: 8/2/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2nd day of August, 2023.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

